

Local Market Update for May 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

Metro San Diego County

ZIP Codes: 92037, 92101, 92102, 92103, 92104, 92105, 92106, 92107, 92108, 92109, 92110, 92111, 92113, 92114, 92115, 92116, 92117, 92118, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92131, 92139

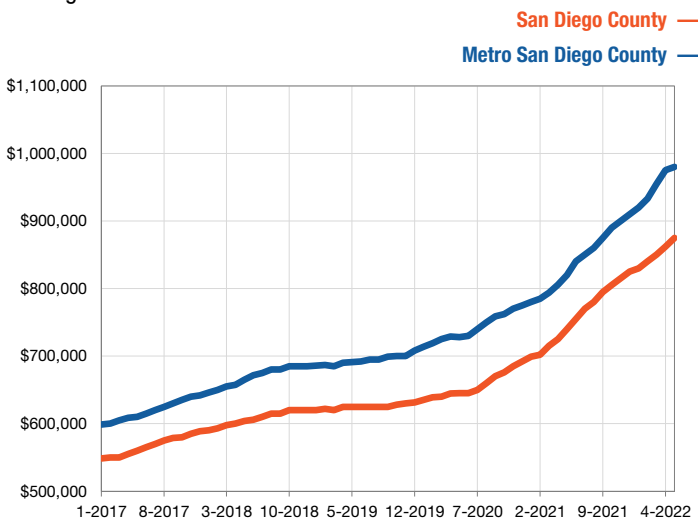
Detached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	762	581	- 23.8%	7,960	7,115	- 10.6%
Pending Sales	627	492	- 21.5%	6,680	5,970	- 10.6%
Closed Sales	538	426	- 20.8%	6,554	6,125	- 6.5%
Days on Market Until Sale	17	12	- 29.4%	20	15	- 25.0%
Median Sales Price*	\$940,000	\$1,150,000	+ 22.3%	\$820,000	\$980,000	+ 19.5%
Average Sales Price*	\$1,313,095	\$1,505,629	+ 14.7%	\$1,109,896	\$1,344,859	+ 21.2%
Percent of Original List Price Received*	104.4%	105.2%	+ 0.8%	100.8%	103.5%	+ 2.7%
Percent of List Price Received*	103.5%	104.5%	+ 1.0%	100.8%	103.1%	+ 2.3%
Inventory of Homes for Sale	751	462	- 38.5%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	675	534	- 20.9%	7,946	6,284	- 20.9%
Pending Sales	574	430	- 25.1%	6,315	5,718	- 9.5%
Closed Sales	578	477	- 17.5%	6,189	5,925	- 4.3%
Days on Market Until Sale	15	11	- 26.7%	24	15	- 37.5%
Median Sales Price*	\$560,500	\$710,000	+ 26.7%	\$515,000	\$625,000	+ 21.4%
Average Sales Price*	\$684,570	\$868,398	+ 26.9%	\$619,978	\$755,640	+ 21.9%
Percent of Original List Price Received*	102.8%	105.8%	+ 2.9%	99.8%	103.5%	+ 3.7%
Percent of List Price Received*	102.3%	104.8%	+ 2.4%	100.1%	103.0%	+ 2.9%
Inventory of Homes for Sale	757	387	- 48.9%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

